

COMMITTEE REPORT

MR. PRESIDENT:

The Senate Committee on Rules and Legislative Procedure, to which was referred Senate Bill No. 104, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

- 1 Delete the title and insert the following:
- 2 A BILL FOR AN ACT to amend the Indiana Code concerning
- 3 property.
- 4 Delete everything after the enacting clause and insert the
- 5 following:
- 6 SECTION 1. IC 32-31-13 IS ADDED TO THE INDIANA CODE
- 7 AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE
- 8 JULY 1, 2026]:
- 9 **Chapter 13. Landlord's Required Nexus**
- 10 **Sec. 1. This chapter applies to an agreement executed after**
- 11 **June 30, 2026.**
- 12 **Sec. 2. As used in this chapter, "landlord" has the meaning set**
- 13 **forth in IC 32-31-3-3. The term does not include an individual.**
- 14 **Sec. 3. After June 30, 2026, a landlord may not lease a**
- 15 **property in Indiana unless one (1) or more of the following apply:**
- 16 **(1) The landlord is authorized to do business in Indiana.**
- 17 **(2) The landlord maintains:**
- 18 **(A) a residence; or**
- 19 **(B) an office at one (1) or more physical locations in**
- 20 **Indiana.**
- 21 **(3) The landlord appoints an Indiana licensed real estate**
- 22 **broker or broker company to manage the rental property.**
- 23 **(4) The landlord owns five (5) or less properties in Indiana.**
- 24 **Sec. 4. (a) If the attorney general suspects that a landlord is**
- 25 **leasing a property in violation of section 3 of this chapter, the**
- 26 **attorney general shall send the landlord a notice of violation. The**

1 notice must require the landlord to correct the violation and
 2 provide proof of the correction within forty-five (45) days.

3 (b) If a landlord does not correct a violation described in a
 4 notice sent under subsection (a), the attorney general may bring a
 5 civil action against the landlord for each violation that was not
 6 corrected to seek the following:

7 (1) An order imposing a civil penalty of not more than ten
 8 thousand dollars (\$10,000) for each violation.

9 (2) Injunctive relief.

10 (3) Reasonable attorney's fees and enforcement cost of the
 11 investigation and prosecution.

12 A civil penalty imposed under this section shall be paid to the state
 13 general fund.

(Reference is to SB 104 as introduced.)

and when so amended that said bill be reassigned to the Senate Committee on Local Government.

BRAY, Chairperson